



87C Fore Street

Kingsbridge TQ7 1AB

£195,000

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A most conveniently located, Grade II listed two bedroom cottage with adjoining Store Room with potential to extend and create a roof terrace over, subject to planning consent. Situated in the heart of the main shopping street the recently refurbished property is offered with no onward chain and is close to many of the town's amenities, within a short walk to the town square, quay and promenade. There are a variety of independent shops close by, as well as the Library, Bus Station, Leisure Centre, Convenience Stores, Banks and Schools. A public car park is located off Fore Street.

Within a quarter of a mile is a boat launching slipway giving access to the beautiful tidal waters of the Kingsbridge and Salcombe Estuary where moorings may be available for local residents. Kingsbridge is bounded on three sides by a lovely coastline which is National Trust administered and provides many miles of clifftop walks between the rugged headlands and sandy coves and beaches. Regular bus services are from the nearby Town Square to Dartmouth, Salcombe, Plymouth and Totnes the latter two having mainline railway stations.

The property is approached off the middle of Fore Street, over a wide passage alongside Lazy Sundays. Recently decorated, newly fitted Kitchen and gas central heating and intuitively refurbished to suit the age of the property and retained period features, the accommodation comprises:

Entrance, along an alley thoroughfare to three slate steps to the white painted period front door with brass door furniture, outside carriage lamp.



On the Ground Floor

Hallway, with brass coat hooks, understairs cupboard with space and plumbing for a washing machine, radiator.

Bedroom 1, with large single pane sash window to the front, radiator, built in wardrobe, shelving recess to one wall, period ornate cornicing.

Bedroom 2, with smaller sash window to the front, radiator.

Bathroom, with a white suite comprising bath with shower over, glass screen, basin with mirror over, WC, part tiled surrounds, ladder radiator, extractor, window seat to the sash window.

On the First Floor

Wooden stairwell with storage cupboard.

Living Room, a large open plan living area with ornamental feature fireplace within a stone chimney breast, recesses to either side, space for a large fridge/freezer, double aspect sash windows with views over Kingsbridge town to Dodbrook Church.

Kitchen Area, with a range of white working surfaces and modern units, inset single drainer sink, built-in Lamona oven and ceramic hob, extractor hood over, Valliant combi boiler supplying the hot water and heating, plumbing for dishwasher, radiator, breakfast bar, washing dolly.

Sitting/Dining Area, with wood burner, built-in storage to the recess, radiator, space for table and chairs, TV and phone points, hatch with ladder to attic space, stripped wooden floorboards.

Tenure

Freehold

SERVICES Main electricity, gas, water and drainage.

COUNCIL TAX BAND A



Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 76.0 sq. metres (818.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

DISCLAIMER

- These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
- All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
- The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
- Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
- Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
- Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

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